

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A01.3B.3(103.3)1A00.3B.3. to permit a side yard setback of 36' instead of the required 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)
Contour interval to the west of existing structure drops rapidly to prevent construction without significant regrading and backfill. Existing septic system prevents construction to the North of existing structure.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Homes for Petitioner:
(Type or Print Name)
Address
City and State
City and State
Telephone No.

Legal Owner(s):
WILLIAM D. & MARCIA J. WOLF
(Type or Print Name)
Signature
WILLIAM D. WOLF
(Type or Print Name)
Signature
MARCIA J. WOLF
3508 Baker Schoolhouse Road 329-6017
Address
Freeland, Maryland 21053
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
WILLIAM D. WOLF
Name
3508 Baker Schoolhouse Road
Freeland, Maryland 21053 329-6017
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of March 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that a public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of June 1982, at 9:45 o'clock A.M.

Thursday
June 3, 1982
7:45
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S Baker Schoolhouse Rd., 310'
W of Mikules Manner Lane,
6th District : OF BALTIMORE COUNTY

WILLIAM D. WOLF, et ux,
Petitioners : Case No. 32-259-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 12th day of May, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. William D. Wolf, 3508 Baker Schoolhouse Road, Freeland, Maryland 21053, Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 24, 1982

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204

600

Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. William D. Wolf
3508 Baker Schoolhouse Road
Freeland, Maryland 21053

RE: Item 10. 183
Petitioner - William D. Wolf, et ux
Variance Petition

Dear Mr. & Mrs. Wolf:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning will file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
Chairman

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

May 10, 1982

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: ZAC Meeting of March 23, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for Items number 181, 182, 183, 184, 186, 187, 188 and 189.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer
Planning & Design

CFM/bza

cc - Mr. Jack Wimbley
Current Planning

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

May 18, 1982

Mr. William E. Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #183, Zoning Advisory Committee Meeting, March 23, 1982, are as follows:

Property Owner: William D. & Marcia J. Wolf
Location: N/S Baker Schoolhouse Road 310' W. of Mikules Manner Lane
Acres: 170/170.03 X 437.10/440.53
District: 6th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:rh

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. KOOP M.D. M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

May 4, 1982

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 183, Zoning Advisory Committee Meeting of March 23, 1982, are as follows:

Property Owner: William D. & Marcia J. Wolf
Location: N/S Baker Schoolhouse Road 310' W. of Mikules Manner Lane
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit a side setback of 36' in lieu of the required 50'.
Acres: 170/170.03 X 437.10/440.53
District: 6th

The existing dwelling is served by a drilled well and septic system, both of which appear to be functioning properly. The proposed addition will not interfere with the location of the well or septic system, therefore no health hazards are anticipated.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

May 14, 1982

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #183 (1981-1982)
Property Owner: William D. & Marcia J. Wolf
N/S Baker Schoolhouse Rd. 310' W. of Mikules Manner La.
Acres: 170/170.03 X 437.10/440.53
District: 6th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This property, which is utilizing private onsite water supply and sewage disposal facilities is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line, Baltimore County Water and Sewerage Plans W and S-4A, as amended, indicate "No Planned Service" in the area.

Very truly yours,

Robert R. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

OO-SE Key Sheet
151 NW 29 Pos. Sheet
NW 38 H Topo
5 Tax Map

DESCRIPTION

Beginning at a point 310 feet west of Mikules Manner Lane on the north side of Baker Schoolhouse Road, as recorded in the land records of Baltimore County in Plat Book E.H.K.Jr. No. 38 Folio 28. Known as Lot 6, otherwise known as 3508 Baker Schoolhouse Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Date: May 21, 1982
FROM: Zoning Petition No. 82-259-A
SUBJECT: William D. Wolf, et ux

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

82-259-A

District: 6th
Posted for: 14 days
Petitioner: William D. Wolf, et ux
Location of property: N/S Baker Schoolhouse Rd. 310' W of Mikules Manner Lane
Location of Signs: North side of Baker Schoolhouse Road, approx. 350' west of Mikules Manner Lane
Remarks:
Posted: 5/19/82
Date of return: May 21, 1982
Number of Signs: 1



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 9th day of March, 1982.

Filing Fee \$ 25.00 Received: ☒ Check
☐ Cash
☐ Other

Item 183

No. 105798

William D. Wolf, et ux

William E. Hammond, Zoning Commissioner
by: William D. Wolf, et ux
the Petition for assignment of a

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 3/9/82 ACCOUNT: 01-661

AMOUNT: \$25.00

RECEIVED FROM: William D. Wolf
FOR: filing fee for variance 111 W. Chesapeake Avenue, Baltimore, MD 21204
Item 183

800 767 9

25.00

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE
6th ELECTION DISTRICT

ZONING: Petition for Variance
LOCATION: North Side of Baker Schoolhouse Road, 310' West of Mikules Manner Lane
DATE & TIME: Thursday, June 3, 1982 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit a side yard setback of 36' instead of the required 50'.

All that parcel of land in the 6th District of Baltimore County, containing a point 310 feet west of Mikules Manner Lane on the north side of Baker Schoolhouse Road, as recorded in the land records of Baltimore County in Plat Book E.H.K.Jr. No. 38 Folio 28, known as Lot 6, otherwise known as 3508 Baker Schoolhouse Road.

Being the property of William D. Wolf, et ux, as shown on plat filed with the Zoning Department, Hearing Date: Thursday, June 3, 1982 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
May 19, 1982

CERTIFICATE OF PUBLICATION

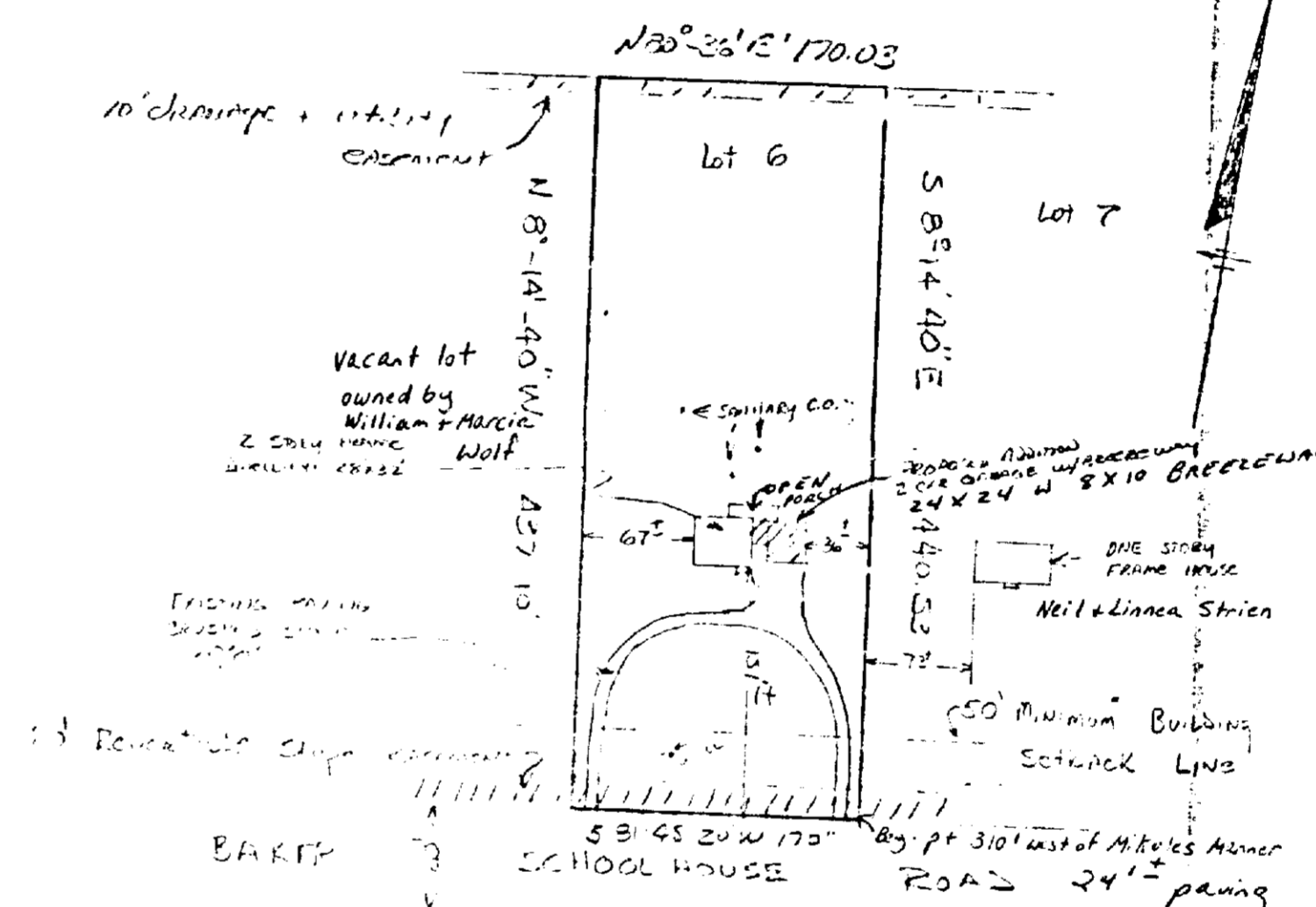
TOWSON, MD., May 13, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one line, before the 3rd day of June, 1982, the 13th day of May, 1982, appearing on the 13th day of May, 1982.

THE JEFFERSONIAN
L. Frank Simpson
Manager

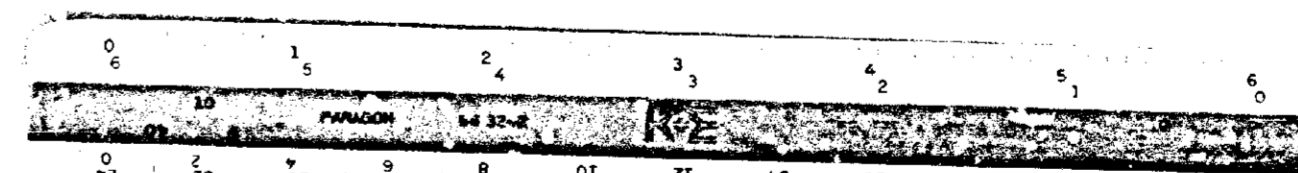
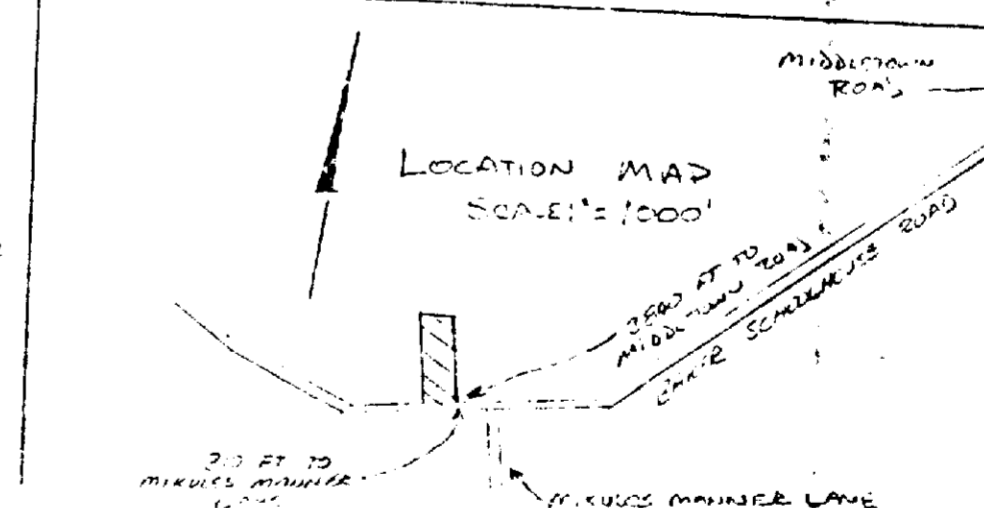
Cost of Advertisement, \$

6th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND



HOUSE
LOT 12
SECTION ONE MIKULES MANNER
TOWSON, MD. 21204
ZONING RC2 (RDP)
SCALE 1" = 100'

Item 183
Variance request for 36' side
setback
ADJACENT 3508 BAKER SCHOOLHOUSE RD.
3509 BAKER SCHOOLHOUSE RD.



(98) Public Notices
PETITION FOR VARIANCE
ZONING: Petition for Variance
LOCATION: North Side of Baker Schoolhouse Road, 310' West of Mikules Manner Lane
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TOWN COMMUNITY TIMES

County Times

inster, Md., May 13, 1982

nered... PO - 23143

usive weeks previous to the 13th
RELSTERSTOWN COMMUNITY TIMES
in The Carroll County Times a daily

Carroll County, Maryland,
RELSTERSTOWN COMMUNITY TIMES
THE CARROLL COUNTY TIMES

Per: Andrew Clark